

**112, 1117 1 Street SW**  
**Calgary, Alberta**

**MLS # A2160655**



**\$649,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Loft/Bachelor/Studio		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1912 (112 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 771
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Storage

**Inclusions:** Television in Living Room, Webber BBQ, Furnishings Negotiable

Exceptional Pied-&grave;-Terre in the Pulse of the City! Discover the perfect blend of historical charm and contemporary luxury in this stunning Manhattan Loft. Originally built in 1912 and masterfully redesigned by Vancouver Interior Designer, Franc Ranieri of Kreele Creative. This contemporary abode captures the essence of urban sophistication with modern finishes and distinctive features integrating the raw elements of exposed ductwork and concrete ceilings, two walls of pristine white brick and near 20-foot ceilings. The result is a striking warehouse conversion that exudes character and elegance. The chef's kitchen is a culinary masterpiece, equipped with high-end integrated Bosch and Miele appliances and sleek white cabinetry along with glass backsplash. A stunning quartz waterfall island provides both functionality and style, while expansive wall-to-wall windows, fitted with reflective privacy film, flood the elegant space with natural light. With engineered hardwood and tile flooring may be used for either home or business. Well-designed upper loft, complete with a walk-through closet, built-in cabinets, and hotel-like ensuite with shower panel of body jets and rain-shower head, full-height tiled wall with frameless mirrors, and white cabinets adorned with walnut accents. Step outside to your private patio, featuring a gas Webber BBQ. Experience the epitome of city living with this exceptional loft, a seamless blend of historic allure and modern luxury. The Manhattan is well-managed and financially sound, offering a secure underground parkade with assigned parking (#26) and a private storage locker (#12-&grave;x4&grave;). Additional outdoor parking spaces are available for lease. Furnishings may also be available for purchase. **\*\*no short term rentals**